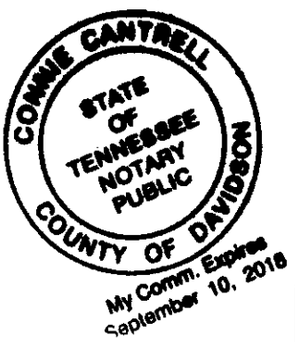
Bill Garrett Davidson County
Batch# 108765 DEEDWARRSP
06/25/2018 04:11:43 PM 3 pgs
Fees: $18.00 Taxes: $284.67
20180625-0061182



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,939.00

Brandy Gorman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 22nd DAY OF June, 2018.

Connie Cantrell
NOTARY PUBLIC

My Commission expires:

THIS INSTRUMENT PREPARED BY
Michael P. Davis, Attorney, 201 Fourth Ave N, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Warren Paint & Color Company 700 Wedgewood Avenue Nashville, TN 37203	Warren Paint & Color Company 700 Wedgewood Avenue Nashville, TN 37203	105-10-0-261.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

THE ELECTRIC POWER BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, SUCCESSOR IN INTEREST TO THE CITY OF NASHVILLE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF THE CITY OF NASHVILLE

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

WARREN PAINT & COLOR COMPANY, A TENNESSEE CORPORATION

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT 1

A certain tract or parcel of land in Davidson County, Tennessee and described as follows:

Being the east sixty feet of Lot No. 1 in Bransford Realty Company's Subdivision of Southern Part of Lot No. 10 in Horton Plan, which subdivision is of record in Plan Book 421, page 68, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts sixty feet on the southerly side of Wedgewood Avenue and extends back between parallel lines and being the westerly margin of an alley 62 feet, more or less, to the north line of Lot No. 2 in said subdivision.

Being part of the same property conveyed to CITY OF NASHVILLE, by deed from TENNESSEE UTILITIES CORP., of record Book 1133, page 8 (21 and 22), dated August 15, 1939, said Register's Office.

TRACT 2

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being the northeasterly part of Lot No. 2 on the Map of Bransford Realty Company's Subdivision of the Southerly Part of Lot No. 10 in the Horton Plan as of record in Book No. 421, page 68, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point one hundred and twenty-eight feet, more or less, East of the easterly margin of Wilson Avenue, said point being the southwesterly corner of the Tennessee Electric Power Company's lot; thence East with the southerly line of the Tennessee Electric Power Company's lot, sixty feet to the westerly margin of a 15-foot wide alley; thence with the westerly margin of said alley, southeastwardly forty-two feet to a point in the westerly margin of said alley, said point being ten feet northwestwardly from the southerly line of Lot No. 2; thence West and parallel with the southerly line of Lot No. 2, seventy-four feet more or less to a point; thence North and parallel with Wilson Avenue forty feet more or less to the point of beginning.

Being part of the same property conveyed to CITY OF NASHVILLE, by deed from TENNESSEE UTILITIES CORP., of record in Book 1133, page 8 (21 and 22), dated August 15, 1939, said Register's Office.

This conveyance is made subject to the following:

1. 2018 taxes to be assumed by Grantee.

2. Matters shown on the Plan of record in Book 421, page 68, said Register's Office.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 21st day of June, 2018.

THE ELECTRIC POWER BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, SUCCESSOR IN INTEREST TO THE CITY OF NASHVILLE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF THE CITY OF NASHVILLE

By: _____
Robert A. McCabe, Jr., Chairman

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert A. McCabe, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is Chairman of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at this 21st day of June, 2018.

_____
Notary Public

Commission expires: May 6, 2019

SYLVIA D. LOCKLAYER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY